

Proposal

Max. allowable lot density standard* (see Sec. 3-4 (Table 1)): 1.45 DU/AC
 Max. # of lots allowable*: 146 Proposed # of lots*: 94
 Min. allowable lot area*: 12,000 sf Proposed min. lot area*: 20,000 sf
 Average lot area*: 30,650 sf
 Min. allowable lot width*: 60 ft Proposed min. lot width*: 60 ft

* If applicable, show for each zoning district

Min. open space standard (see Sec. 3.4.3(E)(1)): 10% () 25% of site area
 Min. open space area: 10.11 acres
 Proposed open space area [by parcel]: 25.89 acres
 Proposed open space use(s) [by parcel]: PASSIVE RECREATION + CONSERVATION
 Proposed future development site area [by site]: NONE acres
 Proposed impervious surfaces area: 893,135 sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 20.26 %
 Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): 5.67 acres
 within floodway: 0 acres

Recreation Ordinance

Method of complying with Recreation Ordinance*:
 dedication _____ reservation _____ fee _____

The amount of land to be dedicated/reserved is equal to 1/35th of an acre times the number of lots recorded. If fee is used, then the equivalent value is used. For example: 25 acres with a tax value of \$120,000 subdivided into 20 lots would dedicate 0.57 acres or pay a \$2472.86 fee.

Tax value of property (land only) _____ Total # of proposed lots 94 Total # of acres 2.7

Calculate both: Estimate of recreation area required: N/A
 Estimate of recreation fee required: N/A

*Wake County Parks, Recreation and Open Space Staff and/or Subdivision Administration Staff will determine which option will be allowed.

Vehicular Access

Names of access street(s) and number of access points along each: Ladora Drive (1)
Struble Circle (1), Leando Drive (1)

| Name of access or adjacent street | Right-of-way width (ft) | Pavement width (ft) | No. of lanes | Paved? (Y or N) | Roadway design capacity | Traffic volume (ADT) ² | Est. traffic generated (ADT) ³ |
|-----------------------------------|-------------------------|---------------------|--------------|-----------------|-------------------------|-----------------------------------|---|
| PANTHER LAKE RD. | 60' | | 2 | Y | | | |
| Ladora Drive | 50' | | 2 | Y | | | |
| Struble Circle | 50' | | 2 | Y | | | |
| Leando Drive | 50' | | 2 | Y | | | |
| | | | | | | | |
| | | | | | | | |

¹ See NCDOT Highway Capacity Manual or Wake County Thoroughfare Plan Appendix

² See CAMPO web site (www.raleigh-nc.org/campo) or contact NCDOT Traffic Survey Unit

³ Base on Institute of Transportation Engineers ratios - ratio used for estimate (e.g., x trips per y sf)

Estimated traffic generated by heavy vehicles (vehicles other than automobiles and light trucks):

Type of vehicle: N/A ADT: _____

Type of vehicle: _____ ADT: _____

Utilities and Services

Water supply provided by: () municipal system (_____)

(X) community system (_____) () individual well(s)

Estimated total water demand: _____ gpd

Wastewater collection/treatment provided by: () municipal system (_____)

() community system - specify type(_____) (X) individual on-site system

Estimated total wastewater discharge: N/A gpd

Solid waste collection provided by: WASTE INDUSTRIES

Electrical service provided by: PROGRESS ENERGY Underground (X) yes () no

Natural gas service provided by: N/A

Telephone service provided by: BELL SOUTH Underground (X) yes () no

Cable television service provided by: TIME WARNER Underground (X) yes () no

Fire protection provided by: _____

Miscellaneous

Generalized slope of site: GENTLY SLOPING 2-5%

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: EXISTING POND ON SITE, STREAM EAST PROP. LINE

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: N/A

Land Use Plan Classifications

General Classification (note associated municipality and/or watershed):

() Short-Range Urban Services Area/Water Supply Watershed _____

() Short-Range Urban Services Area _____

(X) Long-Range Urban Services Area/Water Supply Watershed FURQUAY-VIRGINIA

() Long-Range Urban Services Area _____

() Non-Urban Area/Water Supply Watershed _____

() Non-Urban Area _____

Land Use Classification(s) (Note Area Land Use Plan, if applicable):



REVISIONS:

 PRELIMINARY SITE PLAN
 BLOOMFIELD PHASES 3, 4 & 5

SCALE:
 1"=200'
 DRAWN BY:
 T.M.T.
 DATE:
 06/22/04
 SHEET

OWNER: _____ DATE: _____
L-2
 OF 3

Road Crossings (public or private roads), provided:

1. no alternative to their location in the buffer exists;
2. buffer disturbance does not extend beyond the required right-of-way or easement width, or in no case is more than 90 feet wide;
3. buffer disturbance is no more than 9,000 square feet in area;
4. the road crosses the buffer at an angle as close to 90 degrees as possible (and not less than 60 degrees);
5. side slopes do not exceed a 2:1 horizontal/vertical ratio (bridging and/or retaining walls may be used to meet this and the disturbance width standard); and
6. all culverts are designed and constructed for the 25-year storm event or as otherwise required by Wake County Environmental Services.

Driveway Crossings that access single-family dwellings, provided:

1. no alternative to their location in the buffer exists (including opportunity for shared driveways);
2. buffer disturbance is no more than 60 feet wide (1);
3. buffer disturbance is no more than 6,000 square feet in area;
4. the driveway crosses the buffer at an angle as close to 90 degrees as possible (and not less than 60 degrees);
5. side slopes do not exceed a 2:1 (horizontal/vertical) ratio (bridging and/or retaining walls may be used to meet this and the disturbance width standard); and
6. all culverts are designed and constructed for the 25-year storm event or as otherwise required by Wake County Environmental Services.

Special Requirements for Subdivisions in Water Supply Watersheds

Subdivisions shall be designed and constructed so that all development directly associated with the subdivision and all subsequent development on the subdivision's lots and other parcels:

1. minimizes impervious or partially pervious surface coverage;
2. diffuses the flow of stormwater runoff, encourages sheet flow and avoids concentrated discharge of stormwater into surface waters;
3. incorporates Best Management Practices (BMPs) to minimize adverse water quality impacts;
4. transports stormwater runoff from the development by vegetated conveyances; and
5. avoids disturbance of vegetation within water supply watershed buffers, in accordance with water supply watershed buffer regulations.

OPEN SPACE

Open space required is 10% (percent).
101.14 acres x 10% = 10.11 acres

Open space provided is 25.89 acres.

| | | |
|-------------------|---------------------|------------------|
| OPEN SPACE AREA 1 | 84,576 S.F. | 1.94 AC. |
| OPEN SPACE AREA 2 | 129,454 S.F. | 2.97 AC. |
| OPEN SPACE AREA 3 | 671,398 S.F. | 15.41 AC. |
| OPEN SPACE AREA 4 | 242,534 S.F. | 5.57 AC. |
| TOTAL | 174,262 S.F. | 25.89 AC. |

Provisions for permanent maintenance of open space by dedication to a legally established homeowners association

SITE DATA

| | |
|-----------------------------------|-----------------------|
| TOTAL AREA | 101.14 ACRES |
| PHASE 3 AREA | 39.60 ACRES |
| PHASE 4 AREA | 40.81 ACRES |
| PHASE 5 AREA | 20.73 ACRES |
| PROPOSED USE | SINGLE FAMILY CLUSTER |
| ZONING | R-30 |
| TOTAL LOTS ALLOWED | 146 |
| TOTAL LOTS PROPOSED | 94 |
| MIN. LOT SIZE ALLOWED | 12,000 S.F. |
| AVERAGE LOT SIZE | 30,650 S.F. |
| PHASE 3 OPEN SPACE REQUIRED (10%) | 3.96 ACRES |
| PHASE 3 OPEN SPACE PROVIDED | 4.91 ACRES |
| PHASE 4 OPEN SPACE REQUIRED (10%) | 4.08 ACRES |
| PHASE 4 OPEN SPACE PROVIDED | 15.41 ACRES |
| PHASE 5 OPEN SPACE REQUIRED (10%) | 2.07 ACRES |
| PHASE 5 OPEN SPACE PROVIDED | 5.57 ACRES |
| LINEAR FEET IN STREET | 7,070 L.F. |
| WAKE COUNTY PIN # | PORTION 0686-87-0173 |

LEGEND

| | | | |
|--|--------------------|----|--|
| | WETLANDS | | AREAS CONTAIN SOILS WITH 24 INCHES OR MORE OF USABLE MATERIAL AND HAVE THE POTENTIAL FOR CONVENTIONAL, MODIFIED CONVENTIONAL, AT-GRADE, AND/OR LPP (LOW PRESSURE PIPE) SEPTIC SYSTEMS. |
| | OPEN SPACE AREA | UN | Unsuitable soils (UN). |
| | FLOOD HAZARD SOILS | NE | Not evaluated |

- NOTES:**
1. Boundary and field topographic information taken from final water by Kenneth Close Surveying, Registered Land Surveyors dated 2 March 2004.
 2. Contractor shall verify the location of all existing utilities and shall be responsible for any damage resulting from his activities. Call utility locator service 48 hours prior to digging. 1-800-632-4949
 3. All construction shall conform to the County of Wake standards and specifications.
 4. All construction shall conform to all state and local standards, specifications and code requirements. Notify designer of any discrepancies. If discrepancies are found, the more stringent requirement will prevail.
 5. No changes may be made to the approved drawings without written permission from the issuing authority.
 6. Do not scale drawings. Digital information is provided for construction staking.
 7. Contractor shall coordinate all work with all construction trades before construction begins.
 8. All dimensions are referenced from back-of-curb to back-of-curb.
 9. All downspouts and roof drains shall be hidden and tied to the nearest catch basin or located as shown.
 10. All handicapped spaces shall conform to the N.C. Building Code, Volume I-C, Accessibility Code.
 11. Contractor shall provide positive drainage away from the structure in all locations.
 12. Erosion control plans shall be approved prior to any grading on this site.
 13. Boundary information shall be field verified by Professional Surveyor before construction staking begins. Building setbacks shall be verified by Professional Surveyor prior to digging footings.
 14. All buildings shall be taken from architectural drawings by HS Annis Architects.
 15. All exterior parking lot lighting shall be 400 watt HPS flood fixtures on 4" round, 30' tall steel pole.
 16. This site is served by an site well and septic facilities. Verification of septic system by Wake County required.
 17. Refer to plumbing drawings by Architects to verify total water and sewer services required.
 18. All parking areas shall be surfaced with 6" conc and 2" 1-2 asphalt.
 19. All drive aisles shall be surfaced with 8" conc and 2" 1-2 asphalt.
 20. All retaining walls shown on this plan shall be designed by a Registered Structural Engineer. Tony M. Tate Landscape Architecture P.A. is not responsible for any construction documentation regarding all retaining walls shown on this plan.
 21. Provide electrical service to all sign locations.
 22. The General Contractor shall be responsible for the recordation of any proposed easements prior to obtaining the Certificate of Occupancy.
 23. A portion of this site is within a F.E.M.A. designated flood zone.
 24. Before acquiring a building permit for lots marked with an *, the builder may need to obtain a flood hazard use permit from Wake County Environmental Services. The Builder's engineer, architect and/or surveyor (as appropriate) must certify that all flood hazard requirements are met. There shall be no filling or the erection of permanent structures in the areas of Wake County flood hazard soils or Federal Emergency Management Agency (FEMA) 100 year flood zones until a flood study is approved by Wake County and/or FEMA.

***PRELIMINARY PLANS - NOT FOR CONSTRUCTION**
THIS NOTE WILL BE REMOVED UPON FINAL APPROVAL OF GOVERNMENTAL AGENCY APPROVING THE PLANS

DO NOT BID THIS SET OF PLANS UNTIL LABELED "APPROVED FOR CONSTRUCTION" TONY M. TATE LANDSCAPE ARCHITECTURE P.A. IS IN NO PART RESPONSIBLE FOR BIDS OR BID CHANGES.

OWNER/DEVELOPER/SURVEYOR SHALL OBTAIN FINAL CONSTRUCTION DOCUMENTS FROM DESIGNER PRIOR TO CONSTRUCTION STAKING.

THE CLIENT SHALL BE FULLY RESPONSIBLE FOR THE EXPLORATION AND IDENTIFICATION OF ALL SUB-SURFACE CONDITIONS ON THE SITE AND SHALL PROVIDE ANY AND ALL INFORMATION TO THE DESIGN TEAM

THE CLIENT/DEVELOPER SHALL FULLY REVIEW AND UNDERSTAND THE INFORMATION DEPICTED ON THESE PLANS AND SHALL APPROVE THE RELEASE OF THESE PLANS TO BE SENT OUT FOR CONSTRUCTION.

OWNER: _____ DATE: _____

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***IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED UPON REQUEST.**

IMPERVIOUS AREA (approximate)

| | | | |
|------------------------|---------------------|-----------------|-----------------|
| STREETS | 141,135 S.F. | (3.20%) | 3.24 AC |
| 94 LOTS (8,000 sf/lot) | 752,000 S.F. | (17.06%) | 17.26 AC |
| TOTAL | 893,135 S.F. | (20.26%) | 20.50 AC |

* The allowable impervious surface area per single family lot is 8,000 S.F. without stormwater control devices.

* This site is in the Neuse River Basin.

* 30% impervious surface coverage is the maximum allowable on any lot with stormwater management provided for the portion above the allowable.

* Calculations compiled based on Stormwater Control, Management and Watercourse Buffer Regulations.

